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Aztech Environmental
TECHNOLOGIES
5 McCrea Hill Road • Ballston Spa, New York 12020

Mr. Donald Duthaler, Jr., P.E., CPM
Vice President of Operations
Baker Capital, L.P.
One West Red Oak Lane
White Plains, NY 10604

October 10, 2019

RE: Sub Slab Depressurization System Verification
510 Furnace Dock Road
Courtlandt Manor, New York 10567

Dear Mr. Duthaler,

Aztech Environmental (Aztech) is pleased to provide this letter report of findings related to a recent vacuum monitoring and Sub-Slab Depressurization System (SSDS) inspection at 510 Furnace Dock Rd., Cortlandt Manor, New York (the Site). The purpose of this letter report is to summarize vacuum monitoring and maintenance of the entire SSDS.

The SSDS is located on the southwestern portion of the building located at 510 Furnace Dock Rd. The building is occupied by Polymedco Inc. The system is comprised of three (3) individual vacuum fans and six (6) vapor extraction points. All three (3) vacuum fans are equipped with Radonaway HS-2000 fan units. The three (3) associated effluent stacks are properly positioned above the eveline of the roof, as per New York State Department of Health (NYSDOH) regulations. The SSDS has been operational since installation in December of 2011.

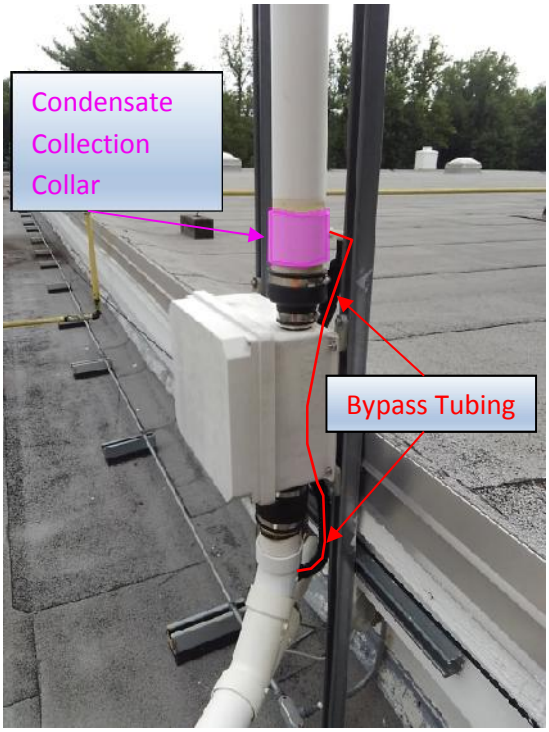
Following the 2019 annual inspection of the SSDS, the New York State Department of Environmental Conservation (NYSDEC) and NYSDOH contacted Baker Capital, L.P. (the Client) regarding current status of the SSDS. Specifically, On April 4, 2019, a letter was issued from the NYSDOH to the NYSDEC regarding the status of the condensate generated by current system operation. Furthermore, the NYSDOH sought verification that the system was operating effectively.

On May 1, 2019, a conference call was held with the Client, Aztech, members of NYSDEC, NYSDOH to discuss the current status of the system condensate and the overall effectiveness of the system. NYSDOH was concerned that based on the reported configuration of the system (2019 SSDS Annual Inspection Letter, dated March 12, 2019), the condensate was escaping the system

and potentially impacting downgradient pathways. Additionally, the NYSDOH was interested in the current vacuum conditions beneath slab. As a result of the NYSDOH inquiries, Aztech mobilized to the site to assess the current condition of the SSDS and confirm that sufficient vacuum was present beneath the concrete slab at the site. On July 11 2019, Aztech personnel mobilized to the site to complete a work scope that included an assessment of the potential condensate pathways from the effluent PVC stacks and monitor the current vacuum readings beneath the concrete floor. The findings are detailed below.

Condensate Assessment

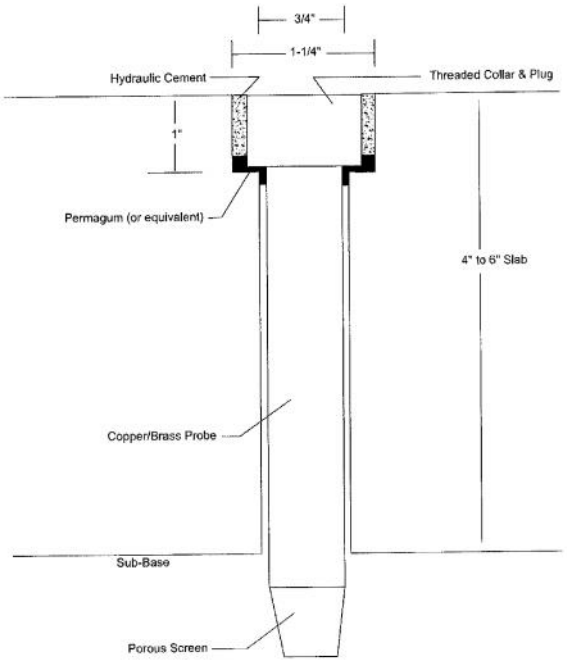
On July 11, 2019, Aztech personnel visually inspected the three (3) effluent stacks and the potential for condensate to escape the system. Upon inspection of the effluent stacks, liquid condensate was not observed at any of the three (3) effluent stacks. To prevent any condensate escaping the system in the future, a small diameter "bypass" tubing was installed to route liquid condensation from above discharge of the fan to the extraction header piping below intake of fan (refer to photograph). The extraction piping is pitched so that accumulated liquid will be transported back to the extraction points. The condition of the "bypass" tubing will be documented during the future annual inspections and will be replaced as needed.



Vacuum Monitoring and Verification

On the same date, Aztech installed five (5) vacuum monitoring points at pre-designated locations across the southwest portion of the concrete floor located at the Site. The five (5) newly installed vacuum monitoring points ranged from 16 feet to 38 feet from the nearest vapor extraction well. Please refer the attached **Figure 1 – SSDS Layout**. **Figure 2** (page 3) shows the typical construction of a vacuum monitoring point.

FIGURE 2 – Vacuum Point Construction Detail



Subsequent to the install of the five (5) vacuum monitoring points, Aztech used a micro manometer capable of measuring applied vacuum to 0.001 inches of water to measure the vacuum generated by the SSDS. The applied vacuum ranged from 0.012 inches of water to 0.100 inches of water. These measurements are above the 0.004 inches of water column, as required by the NYSDOH, thus confirmed that the system is generating sufficient vacuum to collect and expel any vapors emanating from beneath the concrete floor.

Additionally, Aztech located 3 historical vacuum monitoring points. Applied vacuum measurements from these monitoring points ranged from 0.020 inches of water to 0.036 inches of water. These readings further confirm the effectiveness of the vacuum generated by the system.

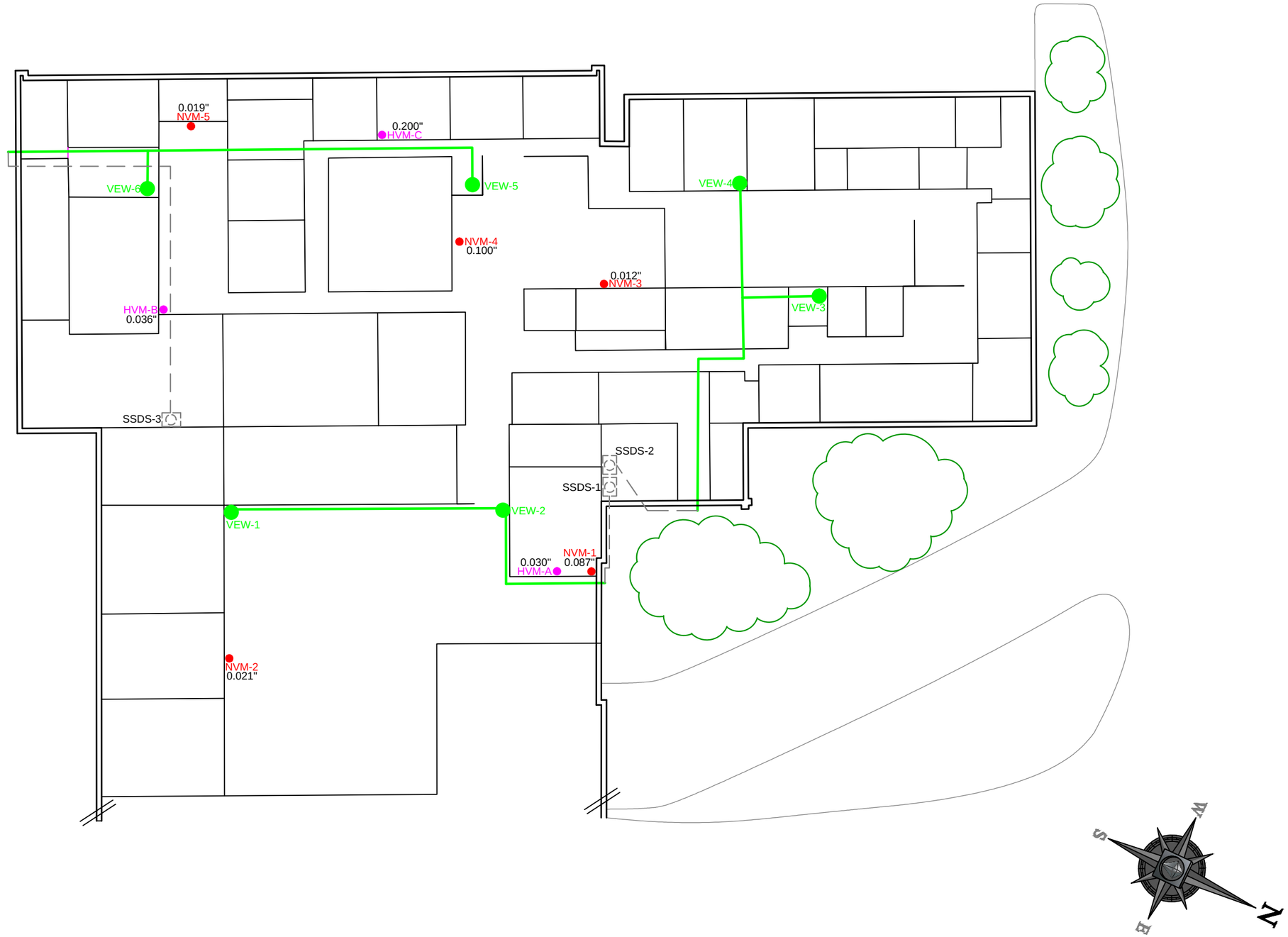
Field observations and applied vacuum measurements from the July 11, 2019 site visit indicated that liquid condensate was not being generated during the time of inspection. In order to mitigate the potential discharge of liquid condensate, Aztech installed condensate "bypass" tubing that will route any condensation back into the extraction header piping. The applied vacuum measurements collected on July 11, 2019 visit demonstrate that the SSDS is applying sufficient vacuum to extract vapors from beneath the sub-slab. .

Please feel free to contact Aztech if you have any questions or require additional information.

Sincerely,

AZTECH ENVIRONMENTAL TECHNOLOGIES, INC.

Brian Baulsir
Sr. Environmental Scientist



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Legend:

VEW-1 - Vapor Extraction Well
NVM-1 - New Vacuum Monitoring Point with ID
HVM-A - Historic Vacuum Monitoring Point With ID
0.012" - Vacuum reading in inches of water
- Interior System Piping (PVC)
- Exterior System Piping (PVC)
- SSDS Fan with ID

Baker Capital, L.P.
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Cortlandt Manor, New York

FIGURE 1

DATE: July 11, 2019 | SCALE: Not To Scale

Sub Slab Depressurization System Layout

July 11, 2019

BCLP01055